

174.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

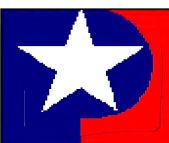
850,600 / 850,600

USE VALUE:

850,600 / 850,600

ASSESSED:

850,600 / 850,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
2		ABERDEEN RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ROBINSON THOMAS	
Owner 2: EPSTEIN LINDA F	
Owner 3:	

Street 1: 2 ABERDEEN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .206 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8972		Sq. Ft.	Site		0	70.	0.77	6									482,410						482,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8972.000	368,200		482,400	850,600		116243
							GIS Ref
							GIS Ref
							Insp Date
							06/18/18

PREVIOUS ASSESSMENT								Parcel ID	174.0-0005-0012.0		!13546!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	368,200	0	8,972.	482,400	850,600		Year end	12/23/2021		
2021	101	FV	357,400	0	8,972.	482,400	839,800		Year End Roll	12/10/2020		
2020	101	FV	357,500	0	8,972.	482,400	839,900	839,900	Year End Roll	12/18/2019		
2019	101	FV	268,400	0	8,972.	475,500	743,900	743,900	Year End Roll	1/3/2019		
2018	101	FV	276,900	0	8,972.	365,300	642,200	642,200	Year End Roll	12/20/2017		
2017	101	FV	276,900	0	8,952.	344,300	621,200	621,200	Year End Roll	1/3/2017		
2016	101	FV	276,900	0	8,952.	316,700	593,600	593,600	Year End	1/4/2016		
2015	101	FV	262,100	0	8,952.	296,100	558,200	558,200	Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
ROBINSON CARYL	28632-415		5/28/1998			222,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/19/2005	849	Addition	140,000			G7	GR FY07	REDO KIT & BTH	6/18/2018	Meas/Inspect	BS	Barbara S					
									3/24/2009	Meas/Inspect	189	PATRIOT					
									11/20/2008	Measured	345	PATRIOT					
									4/26/2000	Inspected	276	PATRIOT					
									12/15/1999	Mailer Sent							
									12/14/1999	Measured	163	PATRIOT					
									1/1/1982		MM	Mary M					

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 6	- Colonial			Full Bath: 1	Rating: Very Good	PDAS, CK COND.												
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good													
Foundation: 2	- Conc. Block			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath: 1	Rating:													
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:													
Sec Wall:		%		OthrFix: 1	Rating:													
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good													
Color: TAN				A Kits: 1	Rating:													
View / Desir:				Fpl: 1	Rating: Average													
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:													
Grade: C	- Average			<b>CONDOS INFORMATION</b>														
Year Blt: 1920	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct: G7		Fact: .		Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %					No Unit	RMS	BRS	FL					
Prim Int Wal 2	- Plaster			Functional:						1	7	3						
Sec Int Wall:		%		Economic:														
Partition: T	- Typical			Special:														
Prim Floors: 3	- Hardwood			Override:														
Sec Floors:		%		Total: 10.8 %														
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>										
Subfloor:				Basic \$ / SQ: 130.00						Rate	Parcel ID	Typ	Date	Sale Price				
Bsmnt Gar: 1				Size Adj: 1.27499998														
Electric: 3	- Typical			Const Adj: 0.98000199														
Insulation: 2	- Typical			Adj \$ / SQ: 162.435														
Int vs Ext: S				Other Features: 95000														
Heat Fuel: 1	- Oil			Grade Factor: 1.00														
Heat Type: 5	- Steam			NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod: 1.00														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 412833							Juris. Factor: 1.00	Before Depr: 162.44						
% Com Wal		% Sprinkled		Depreciation: 44586							Special Features: 0	Val/Su Net: 133.16						
				Depreciated Total: 368247							Final Total: 368200	Val/Su SzAd 219.17						
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>																		
<b>PARCEL ID</b> 174.0-0005-0012.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:																	
	Total Special Features:																	
	Total:																	